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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER
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THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER
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MEETING DATE: APRIL 2, 2014

SUBJECT:

A. GP14-04, LYON'S GATE PHASE 11: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 19 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF WILLIAMS FIELD ROAD AND WADE DRIVE FROM RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATION TO RESIDENTIAL > 8-14 DU/ACRE LAND USE CLASSIFICATION, AND;

B. Z14-06, LYON'S GATE PHASE 11: REQUEST TO AMEND ORDINANCE NOS. 1501, 1829, 2010, AND 2191 AND REZONE APPROXIMATELY 19 ACRES OF REAL PROPERTY WITHIN THE LYONS GATE PLANNED AREA DEVELOPMENT (PAD) GENERALLY LOCATED AT THE NORTHWEST CORNER OF WILLIAMS FIELD ROAD AND WADE DRIVE FROM MULTI FAMILY/MEDIUM (MF-M) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO SINGLE FAMILY ATTACHED (SF-A) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE:

Community Livability

Allow for a reduction in density to offer diverse housing opportunities for Lyon's Gate Phase 11, which is the last phase of this master plan community of approximately 560 acres.

RECOMMENDED MOTION

A. NO MOTION REQUESTED; AND

B. NO MOTION REQUESTED

APPLICANT/OWNER

Company:	Iplan Consulting	Company:	William Lyon Homes
Name:	Greg Davis		Fil Luna
Address:	4387 E. Capricorn Place Chandler, AZ 85249	Address:	8840 E. Chaparral Road # 200 Scottsdale, AZ 85250
Phone:	480-227-9850	Phone:	480-893-1000
Email:	iplangd@cox.net	Email:	fil.luna@lyonhomes.com

BACKGROUND/DISCUSSION

History

Date	Action
August 8, 2003	The Town Council adopted Ordinance No. 1501 (Z02-32) and created the Lyon's Gate Planned Area Development (PAD) for over 560 acres of single family, multi-family, commercial and public facility/open space zoning districts with a Planned Area Development overlay.
September 26, 2006	Town Council adopted Ordinance No. 1829 (Z06-02) amending approximately 32 acres of the Lyon's Gate PAD at the northwest corner of Williams Field Road and Wade Drive from Single Family-Detached (SF-D) to Multi-Family/Medium (MF/M).
August 21, 2007	Town Council adopted Ordinance No. 2020 (Z07-2) and amended development standards for parcels 10 and 11 of the Lyon's Gate Planned Area Development.
July 22, 2008	Town Council approved Ordinance No. 2191 (Z08-05) and amended approximately 58 acres of Single Family Detached (SF-D) located north of the northeast and northwest corners of Higley and Williams Field Roads to Public/Facility Institutional (PF/I).

Overview

The subject property constitutes the last phase of Lyon's Gate Planned Area Development and the proposed minor General Plan amendment and rezoning will change the current land use classification and the zoning district designation to Single Family Attached (SF-A) to propose a townhome product that the applicant believes will be successful and sustainable. The applicant proposes development standard deviations from the land use regulations for the Single Family Attached zoning district of the Land Development Code (LDC).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	Residential > 8-14 DU/Acre	Multi Family/Medium (MF/M)
South	Williams Field Road then, General Commercial (GC) and Utility/Transportation Corridor (U/TC)	Williams Field Road then General Commercial (GC) and Public Facility/Institutional (PF/I).
East	Residential > 14-25 DU/Acre	Multi Family/Medium (MF/M)
West	Public Facility/Institutional (PF/I)	Public Facility/Institutional
Site	Residential > 14-25 DU/Acre	Multi Family/Medium

GENERAL PLAN AMENDMENT

This is a minor amendment of approximately 19 acres known as Parcel 11 of the Lyon's Gate Master Plan within the Gateway Character Area. The General Plan Land Use Map currently classifies the property as Residential 14-25 DU/Acre and the applicant is requesting a lower density classification of Residential 8-14 DU/Acre. The applicant's narrative expresses that in the Gateway Area, there are other sites more suitable for multi-family due to better visibility and proximity to the core of the Gateway Area and the Village Center. He also indicates that the proposal fosters the overall vision, goals and policies of the General Plan by providing diverse housing opportunities.

CONFORMANCE WITH GENERAL PLAN

According to the applicant, the request to amend the approximately 19 acres of the General Plan Land Use Map is based on the limited visibility of the site for a multi-family for-rent project, provide diversity of neighborhood residential product, mix of land uses, and creation of a logical transition as a result of the housing type proposed.

The General Plan conformance can be summarized within the Neighborhood Residential Design Policies for the Gateway Character Area contained in Chapter 10.2: Gateway Character Area. The applicable design policies are noted in *italics* below:

Design high quality residential neighborhoods that utilize the neo-traditional concept and principles.

The information submitted with this application does not provide detailed information to evaluate this aspect of the project, but compliance with design quality and principles will be sought when the housing product is submitted for review.

Provide narrow streets with separated sidewalks and landscape planters.

Specific design standards for the ROW are required along Williams Field Road and collector streets including Wade Drive. Conformance with more specific design policies of the General Plan will be evaluated with the preliminary plat.

Minimize the amount of fencing to create a more open feel in the neighborhoods... A combination of view walls and landscaping is encouraged along arterials.

The Development Plan shows a project that adequately addresses the integration of the project inside; however it may fail to project the positive aspects of the design outside its boundaries. The proposed gates and the fencing of the project do not reflect this design policy of the General Plan and would need to be modified to comply with design quality and principles.

REZONING

The rezoning request proposes deviations from the development standards of the Single Family Attached zoning district classification in the Land Development Code (LDC) as noted below in bold.

Proposed PAD Modifications (In Bold)

Standards	LDC SF-A	Proposed SF-A with PAD
Minimum Lot Size	2,000	1,785
Maximum Height (ft.)/Stories	36/3	36
Front Setback	10'	10' *
Side Setback	0	0 or 5
Rear Setback	10'	10'
Maximum Lot Coverage (%)		
One story	65	65
Two/Three Story	55	60
Covered patios (sq. ft.)	60	60**

* Allowance for a 3-foot tall courtyard wall

** Includes all outdoor patio space

Staff would like to continue working with the applicant to clarify the justification for the following deviations:

- Is the reduced size for the lots for all the 189 lots or only for a percentage of those?
- Clarify the additional 5% lot coverage for the two/three story when this item is already 15% above for the Single Family-6 (SF-6) and larger lots.
- Why the proposal to fence off the subdivision when the Gateway Area design policies call for minimizing the amount of fencing to create a more open feel in the neighborhoods.

The Traditional Neighborhood Design Guidelines also call for bringing homes and porches closer to sidewalks by allowing smaller setbacks from the right-of-way.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting as part of the Pre-Application process was held on October 15, 2013. It was attended by 13 property owners who raised questions regarding:

- Type of housing proposed
- Open space jurisdiction and maintenance
- Railroad silence issue

- Will the new development be a separate entity?
- Height of the proposed development (how many stories)?
- Number of units proposed
- How many access points from the facilities to the lots?
- Price point of the new homes to be built.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case files GP14-04 and Z14-06.

STAFF REQUEST

Staff requests Planning Commission input.

Respectfully submitted,



Maria S. Cadavid, AICP, CSBA
Senior Planner

Attachments:

Attachment 1	Vicinity Map
Attachment 2	General Plan Exhibit
Attachment 3	Zoning Exhibit/Development Plan

Z14-06

Vicinity Map

SITE LOCATION:

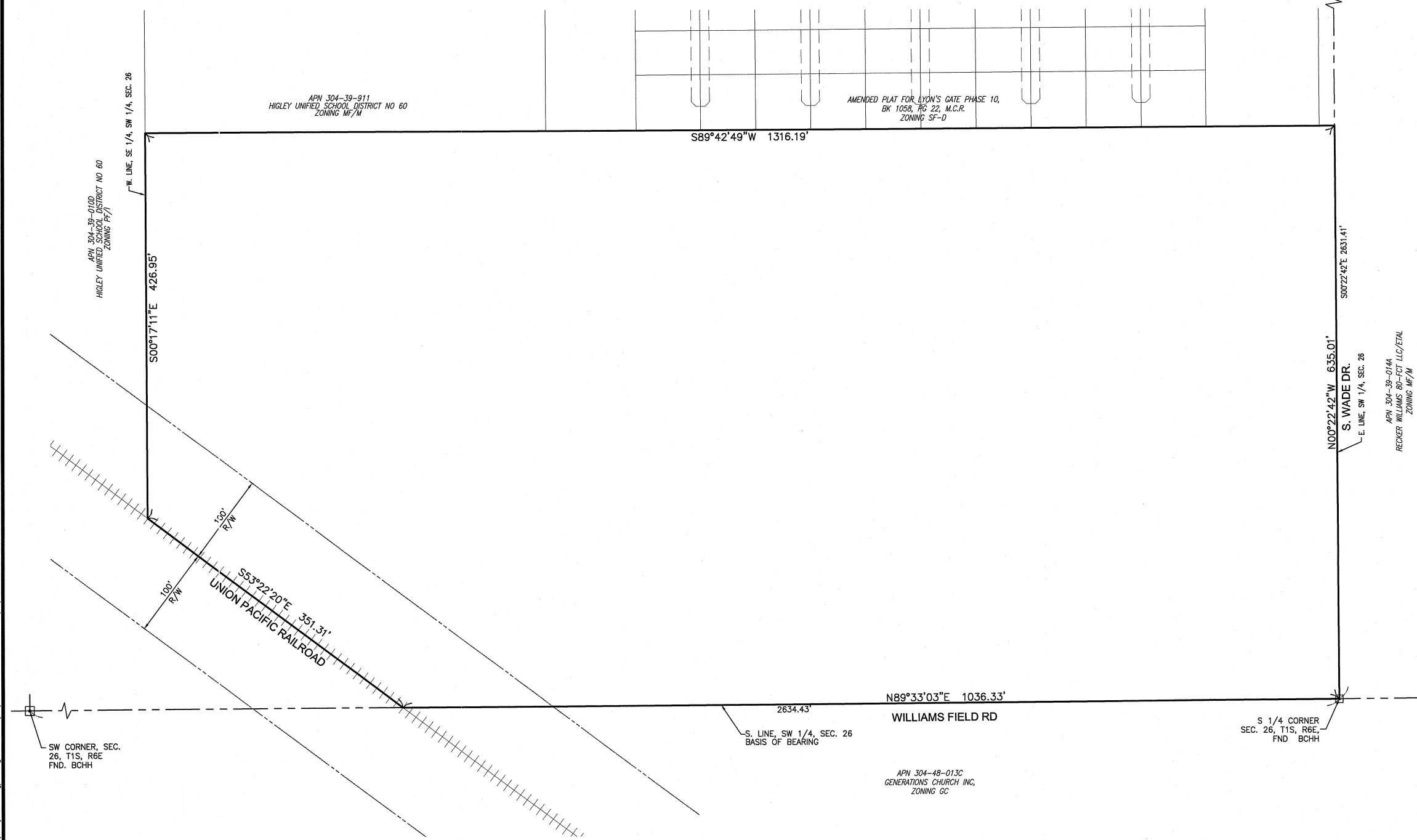
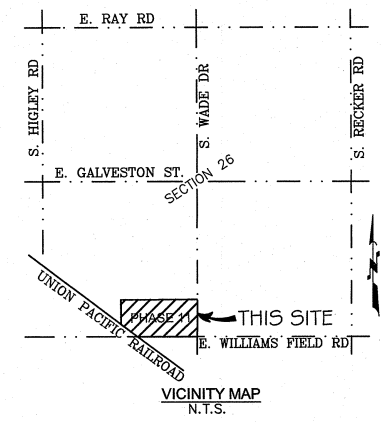


GENERAL PLAN EXHIBIT
FOR
LYON'S GATE PHASE 11
LOCATED IN THE SOUTHWEST HALF OF SECTION 26, T.1S., R.6E. OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEER
ATWELL
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85208
PHONE: (480) 218-8831
FAX: (480) 830-4888
CONTACT: TED NORTHROP JR., P.E.

DEVELOPER
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4387 E. CAPRICORN PL.
CHANDLER, ARIZONA 85249
PHONE: (480) 807-5671
CONTACT: GREG DAVIS, AICP



SITE DATA

DESCRIPTION	
EXISTING LAND USE CLASSIFICATIONS	RESIDENTIAL 14-25 DU/AC
PROPOSED LAND USE CLASSIFICATIONS	RESIDENTIAL 8-14 DU/AC
* GROSS AREA	18.57 AC
** NET AREA	15.90 AC

* GROSS AREA INCLUDING ADJACENT STREET AND RAILROAD R/W
** NET AREA = GROSS AREA EXCLUDING ADJACENT STREET AND RAILROAD R/W

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF MESA BRASS CAP IN HANDHOLE MARKED "LS 26411", ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 26, FROM WHICH A BRASS CAP IN HANDHOLE MARKED MARICOPA COUNTY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 26, BEARS N89°33'03"E, 2634.43 FEET;

THENCE N89°33'03"E, 1598.10 FEET ALONG THE SOUTH LINE OF SAID SECTION 26, TO THE POINT OF BEGINNING.

THENCE N53°22'20"W, 351.31 FEET;

THENCE N00°17'11"W, 426.95 FEET;

THENCE N89°42'49"E, 1,316.19 FEET;

THENCE S00°22'42"E, 635.01 FEET;

THENCE S89°33'03"W, 1,036.33 FEET TO THE POINT OF BEGINNING.

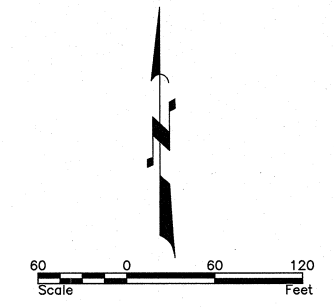
THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 808,838 SQUARE FEET OR 18.568 ACRES, MORE OR LESS

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 6 EAST, BEARING SOUTH 89 DEGREES 33 MINUTES 03 SECONDS WEST

LEGEND

- SECTION LINE
- BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- FOUND BRASS CAP IN HANDHOLE



GP14-04 / Z14-06
Attachment 2: General Plan Exhibit
April 2, 2014

Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources

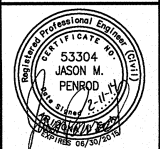


GENERAL PLAN EXHIBIT

PROJECT:
LYON'S GATE PHASE 11
GILBERT, ARIZONA



REVISIONS:



PM. T. NORTHROP
DR. S. STAMAN
JOB NO.
5782
FILE NO.
13001497GP01
GP01

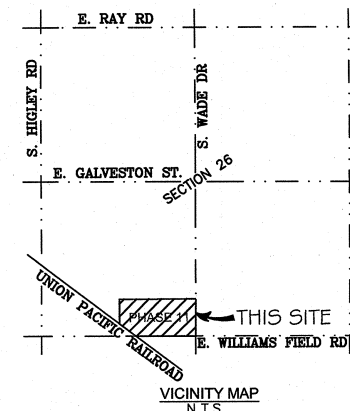
SHEET NO.
1 OF 1

ZONING EXHIBIT/DEVELOPMENT PLAN
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LOCATED IN THE SOUTHWEST HALF OF SECTION 26, T.1S., R.6E. OF THE
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PROPOSED LAND USE CLASSIFICATIONS	RESIDENTIAL 8-14 DU/AC
* GROSS AREA	18.57 AC
** NET AREA	15.90 AC
TOTAL LOTS	189
DENSITY	10.18 DU/GROSS AC
PROVIDED OPEN SPACE	5.02 AC 27.0%/GROSS AC

* GROSS AREA INCLUDING ADJACENT STREET AND RAILROAD R/W
** NET AREA = GROSS AREA EXCLUDING ADJACENT STREET AND RAILROAD R/W

DEVELOPMENT STANDARDS SF-A

DEVELOPMENT STANDARDS	PROPOSED	CODE
MINIMUM LOT AREA (SQ. FT.)	1,795	2,000
MAXIMUM HEIGHT (FT.)/ STORIES	36/3	36/3
MINIMUM BUILDING SETBACKS (FT.)		
FRONT	10	10
SIDE	0	0
REAR	10	10
MAXIMUM LOT COVERAGE (%)		
ONE STORY	65	65
TWO/THREE-STORY	60	55

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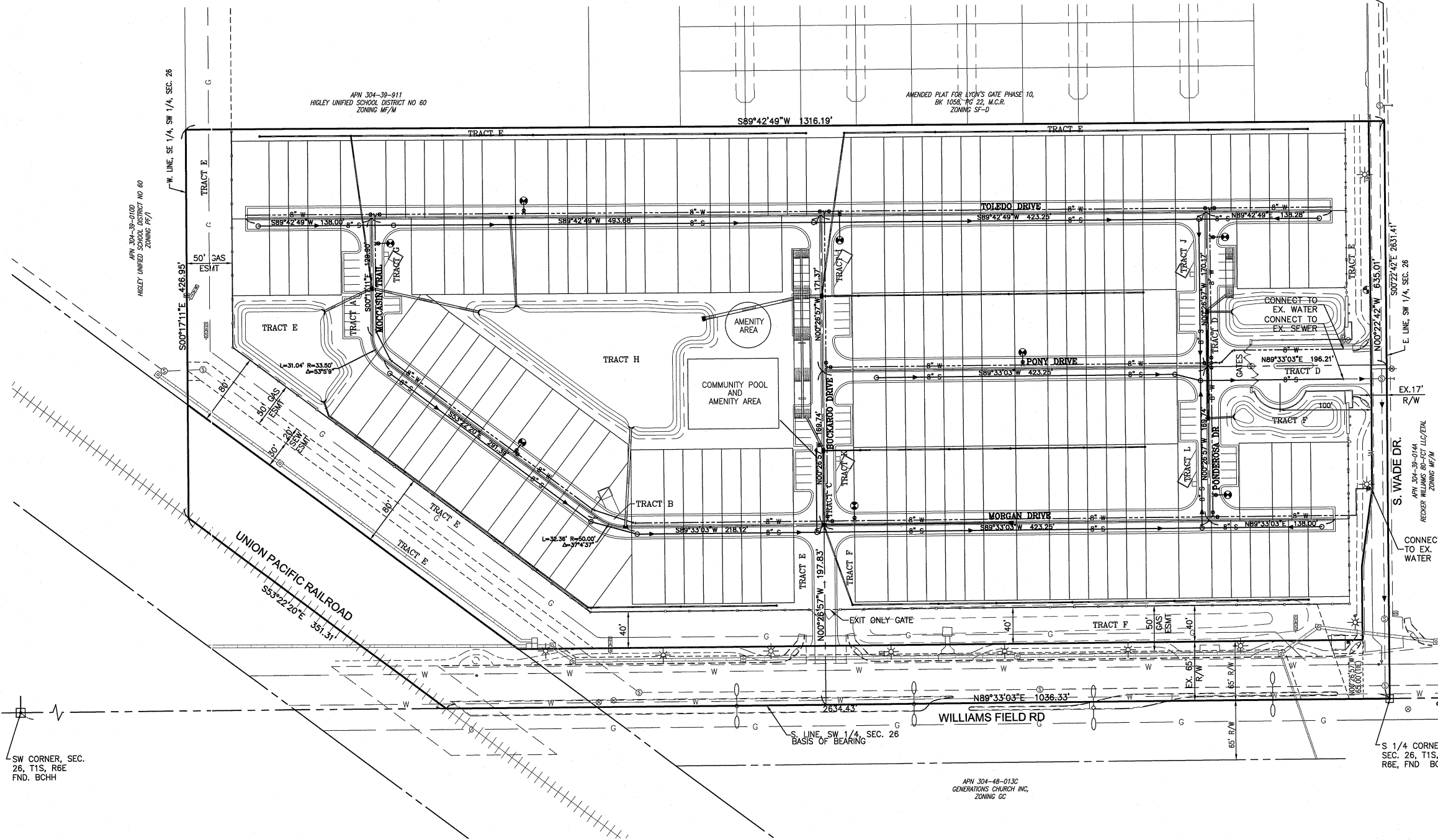
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April 2, 2014

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Water & Natural Resources

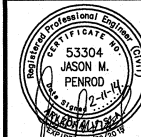


ZONING/DEVELOPMENT PLAN

PROJECT: **LYON'S GATE PHASE 11**
GILBERT, ARIZONA



REVISIONS:



PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 5782
FILE NO. 13001497DP01
DP01

SHEET NO.
1 OF 1